

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a regular meeting on **Tuesday, August 11, 2015 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Approval of Minutes of July 14, 2015 Regular Meeting (**TAB 1**)

B. PUBLIC HEARINGS – 7:05 P.M.

1. Request for Recommendation of a Rezone for Nick Richins for the Properties Located at 509 South 500 West and 589 South 500 West, Vernal, Utah – Application No. 2015-017-REZ – Allen Parker (**TAB 2**)
2. Request for Approval of a Preliminary Plat for Nick Richins for the Property Located at 509 South 500 West, Vernal, Utah – Application No. 2015-016-SUB – Allen Parker (**TAB 3**)
3. Request for Recommendation to Consider Amending the Vernal City Municipal Planning & Zoning Code – Chapter 16.04 – Definitions – Ordinance No. 2015-19 – Allen Parker (**TAB 4**)

C. DISCUSSION ONLY ITEMS:

1. Consider Amending the Vernal City Municipal Planning & Zoning Code – Chapter 16.04 – Definitions, Chapter 16.20 – Specific Use Regulations, and Chapter 16.52 – I-1 Industrial Zones Relating to Explosive Magazines – Allen Parker (**TAB 5**)

D. ADJOURN

MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Council Chambers - 374 East Main Street, Vernal, Utah

July 14, 2015

7:00 pm

Members Present: Chair Mike Drechsel, Kathleen Gray, Scott Gessell, and Vice-Chair Samantha Scott

Members Excused: Kimball Glazier, Rory Taylor, and Ken Latham

Alternates Present: Adam Ray

Alternates Excused: Kam Pope and Isaac Francisco

Staff Present: Allen Parker, Assistant City Manager; Corey Coleman, Building Official; and Gay Lee Jeffs, Administrative Clerk.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Chair Mike Drechsel welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM JUNE 9, 2015: Chair Mike Drechsel asked if there were any changes to the minutes from June 9, 2015. There being no corrections, *Samantha Scott moved to approve the minutes of June 9, 2015 as presented. Scott Gessell seconded the motion. The motion passed with Kathleen Gray, Scott Gessell, Samantha Scott and Adam Ray voting in favor. Mike Drechsel abstained from voting.*

REQUEST FOR RECOMMENDATION OF A MINOR SUBDIVISION FOR APPLICANT JASON & JEANNE LEWIS FOR THE PROPERTY LOCATED AT 1109 WEST 500 SOUTH, VERNAL, UTAH (PARCEL# 05:059:0055 JOHNSON, DEEDEE M TRUSTEE) – APPLICATION NO. 2015-011-SUB – ALLEN PARKER: Allen Parker explained that there were three parcels of land with the same address. One parcel had a home on the property, and the other two parcels were vacant. Mr. Parker explained that the parcel with the home on it will keep the same address of 1109 West 500 South. The other two parcels will receive new addresses. All three parcels are currently zoned R-A1. The request is for the parcel of land to the East of the home. The owners would like to subdivide the property into two parcels. One parcel would be a one acre lot, and the other parcel would be a two acre lot. The new addresses will be 1095 West 500 South and 1065 West 500 South. Staff has conducted a full review as well as Tri State Land Surveying and found that the submittal is in substantial compliance with Vernal City requirements. Chairman Mike Drechsel opened the public hearing for the minor subdivision request. Ila Parry stated her address of 1080 West 600 South Vernal, Utah. Ms. Parry wanted to know what will be developed on the parcels of land. Mr. Parker explained that in the future the owners would like to build a gym on the property, but the current request is for a property split only. The next item on the agenda would be for a rezone. There were no other public comments. Mr. Drechsel closed the public hearing. Kathleen Gray asked if the lot one address would be 1065 West or 1055 West. Mr. Parker noted the correction on the address as 1055 West.

46 *Kathleen Gray moved to forward a positive recommendation to the City Council for a minor*
47 *subdivision for Jason & Jeanne Lewis for the property located at 1109 West 500 South, Vernal,*
48 *Utah (parcel# 05:059:0055 Johnson, DeeDee M Trustee) – Application No. 2015-011-SUB subject*
49 *to typographical corrections. Scott Gessell seconded the motion. The motion passed with Mike*
50 *Drechsel, Kathleen Gray, Scott Gessell, Samantha Scott and Adam Ray voting in favor.*
51

52 **REQUEST FOR RECOMMENDATION OF A REZONE FOR JASON & JEANNE LEWIS**
53 **FOR THE PROPERTY LOCATED AT 1109 WEST 500 SOUTH, VERNAL, UTAH**
54 **(PARCEL# 05:059:0055 JOHNSON, DEEDEE M TRUSTEE) – APPLICATION NO. 2015-**
55 **010-REZ – ALLEN PARKER:** Allen Parker explained that the property is currently in a RA-1
56 zone. The owners would like to change from a RA-1 zone to a CP-2 zone. Staff has conducted a full
57 review and found that the submittal is in substantial compliance with Vernal City requirements. The
58 general map also supports the rezone. Mike Drechsel opened the public hearing for the rezone
59 request. Cindy Shope stated her address of 1109 West 500 South Vernal, Utah. Ms. Shope has
60 livestock behind her property and did not want them to be disturbed by having a parking lot with
61 customers coming and going. She is requesting a fence be installed to divide the property and to
62 protect her livestock. Carol Acres stated her address of 1070 West 600 South Vernal, Utah. She
63 stated there is a creek that runs through her property that is south of the proposed rezone property.
64 She is concerned about children playing in the creek and would like a fence installed for the safety of
65 others. Mr. Drechsel closed the public hearing. Mr. Parker explained that the City ordinance
66 requires a fence be installed when the property is developed. Mr. Parker also explained that an
67 application and plans had not been submitted for development of the property. A fence will only be
68 required if the property is developed. Scott Gessell asked if the fence would run across the west side
69 of the property. Mr. Parker stated that the fence would run east and west along the property line. Mr.
70 Gessell asked what a sight obscured fence entails. Mr. Parker explained that it is an opaque fence
71 using material that would obscure the view of the property from the public. It also must be a six foot
72 fence. *Adam Ray moved to forward a positive recommendation to the City Council for a rezone for*
73 *Jason & Jeanne Lewis for the property located at 1109 West 500 South, Vernal, Utah*
74 *(parcel#05:059:0055 Johnson, DeeDee M Trustee) – Application No. 2015-010-REZ. Kathleen*
75 *Gray seconded the motion. The motion passed with Mike Drechsel, Kathleen Gray, Scott Gessell,*
76 *Samantha Scott and Adam Ray voting in favor.*
77

78 **REQUEST FOR RECOMMENDATION OF A REZONE FOR SCOTT, GLENNA C**
79 **TRUSTEE FOR THE PROPERTY LOCATED AT 1109 WEST 500 SOUTH, VERNAL,**
80 **UTAH (PARCEL# 05:059:0063) – APPLICATION NO. 2015-013-REZ – ALLEN PARKER:**
81 Samantha Scott disclosed the property was her mother's property. Allen Parker explained that the
82 owner of the property located West of the home would like to change the zoning of the property from
83 a RA-1 zone to a CP-2 zone. It is vacant property. Staff has conducted a full review and found that
84 the submittal is in substantial compliance with Vernal City requirements. The general map also
85 supports the rezone. Mike Drechsel opened the public hearing. Ila Parry stated her address of 1080
86 West 600 South Vernal, Utah. She would like to have a road go directly from 500 South to Esquire
87 Estates. Glenna Scott stated her address of 680 North 3000 West Vernal, Utah. She asked if the
88 small parcel of land next to newly subdivided land that was approved in the meeting was the piece of
89 land that Vernal City bought from her. Mr. Parker stated that according to the County records, it
90 belongs to a different owner. Mr. Drechsel wondered if it did not get recorded properly. Ms. Scott
91 stated she was unaware that her property was not in a commercial zone, and the County had been
92 assessing commercial zone taxes on her property, which she has been paying for several years. Mr.
93 Drechsel closed the public hearing. Mr. Parker reminded everyone that Glenna Scott's property is
94 not being developed at this time, only rezoned. *Adam Ray moved to forward a positive*

95 *recommendation the City Council for a rezone for Scott, Glenna C Trustee for the property located*
96 *at 1109 West 500 South, Vernal, Utah (parcel # 05:059:0063) – Application No. 2015-013-REZ.*
97 *Scott Gessell seconded the motion. The motion passed with Mike Drechsel, Kathleen Gray, Scott*
98 *Gessell, Samantha Scott and Adam Ray voting in favor.*
99

100 **REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY**
101 **MUNICIPAL PLANNING & ZONING CODE – CHAPTER 16.14 – CONDITIONAL USES –**
102 **ORDINANCE NO. 2015-11 – ALLEN PARKER:** Allen Parker stated that the ordinance was
103 amended several months ago. The City recently found that the ordinance was not published correctly,
104 so it must go through the process one more time. Corey Coleman suggested making a small change
105 to the ordinance. On page 3 of 5, Section 16.14.030 Item D, he suggested changing the word “next”
106 to a day such as “10 days”. Mr. Parker stated it could be changed to “10 days prior to”. Mike
107 Drechsel opened the public hearing. There were no public comments. Mr. Drechsel closed the
108 public hearing. *Samantha Scott motioned to forward a positive recommendation to the City*
109 *Council to consider amending the Vernal City Municipal Planning & Zoning Code – Chapter*
110 *16.14 – conditional Uses – Ordinance No. 2015-11 with the change of “10 days prior to” in place*
111 *of the word “next” in Section 16.14.030 Item D. Scott Gessell seconded the motion. The motion*
112 *passed with Mike Drechsel, Kathleen Gray, Scott Gessell, Samantha Scott and Adam Ray voting in*
113 *favor.*
114

115 **REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY**
116 **MUNICIPAL PLANNING & ZONING CODE – SECTION 16.22.040 – NONCOMPLIANCE –**
117 **ORDINANCE NO. 2015-16 – ALLEN PARKER:** Allen Parker explained that Section 5.04.050-
118 Assistant License Inspectors - Designation of Police Officers and Building Official - Duties had
119 changes made to it and Section 16.22.040 - Noncompliance needed to coordinate with Section
120 5.04.050. Mr. Parker stated the sections would be dealing with business licensing. The change
121 that would be made would be adding “or his designee” after Building Official. It would give the
122 Building Official the ability to designate the Code Enforcement officer to help enforce business
123 licensing. It will have a clear path for the ordinance. Mike Drechsel opened the public hearing.
124 There were no public comments. Mr. Drechsel closed the public hearing. It was suggested that
125 instead of wording it “or his designee” make it gender neutral with the wording “or his/her
126 designee” or “or a designee”. *Scott Gessell motioned to forward a positive recommendation to*
127 *the City Council to consider amending the Vernal City Municipal Planning & Zoning Code –*
128 *Section 16.22.040 – Noncompliance-ordinance No. 2015-16 subject to the gender neutral*
129 *correction. Adam Ray seconded the motion. The motion passed with Mike Drechsel, Kathleen*
130 *Gray, Scott Gessell, Samantha Scott and Adam Ray voting in favor.*
131

132 **ADJOURN:** There being no further business, *Adam Ray moved to adjourn. Samantha Scott*
133 *seconded the motion. The motion passed with a unanimous vote, and the meeting was*
134 *adjourned.*
135
136
137
138
139

Mike Drechsel, Planning Commission Chair



VERNAL PLANNING COMMISSION STAFF REPORT

DATE: 6 August 2015

ITEM: **B1**

APPLICATION:	2015-017-REZ (Nick Richins)		
APPLICANT:	Nick Richins		
LOCATION:	509 South 500 West, 589 South 500 West		
PARCEL	05:054:0008, 05:054:0007	ZONE:	RA-1
NUMBER(S):		ACREAGE:	2.46 Acres

ANALYSIS:

Nick Richins is requesting that the zoning map be amended changing a portion of parcels 05:054:0008 and 05:054:0007, located at 509 South 500 West and 589 South 500 West, from its current designation of **RA-1** to **C-2**. The area of the request is currently vacant. The adjoining parcels to the south, west and east are currently zoned RA-1. The remaining parcels to the north are zoned R-1. Surrounding land uses include residential and institutional/medical (Uintah Care Center). The Vernal City General Plan indicates future land use for the area of the request to be "commercial", a designation that is compatible with this request. The area that is proposed to be rezoned encompasses almost the entire area of the south east corner of the intersection of 500 West and 500 South that the General Plan shows as commercial, and therefore doesn't constitute "spot zoning".

STAFF RECOMMENDATIONS:

The application has been made in accordance with the requirements Vernal City Code and is approvable.

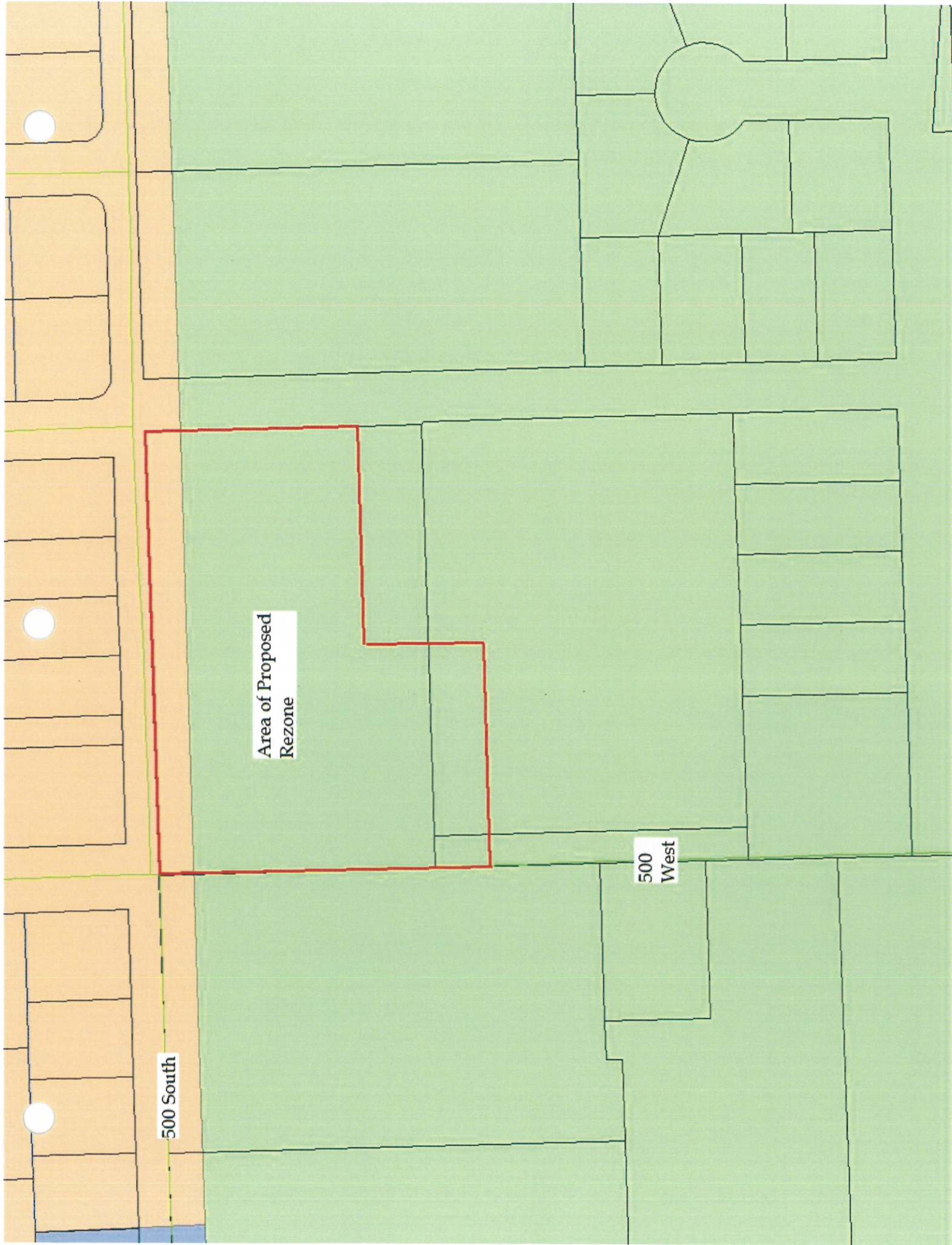
A handwritten signature in black ink, appearing to read "Allen Parker".

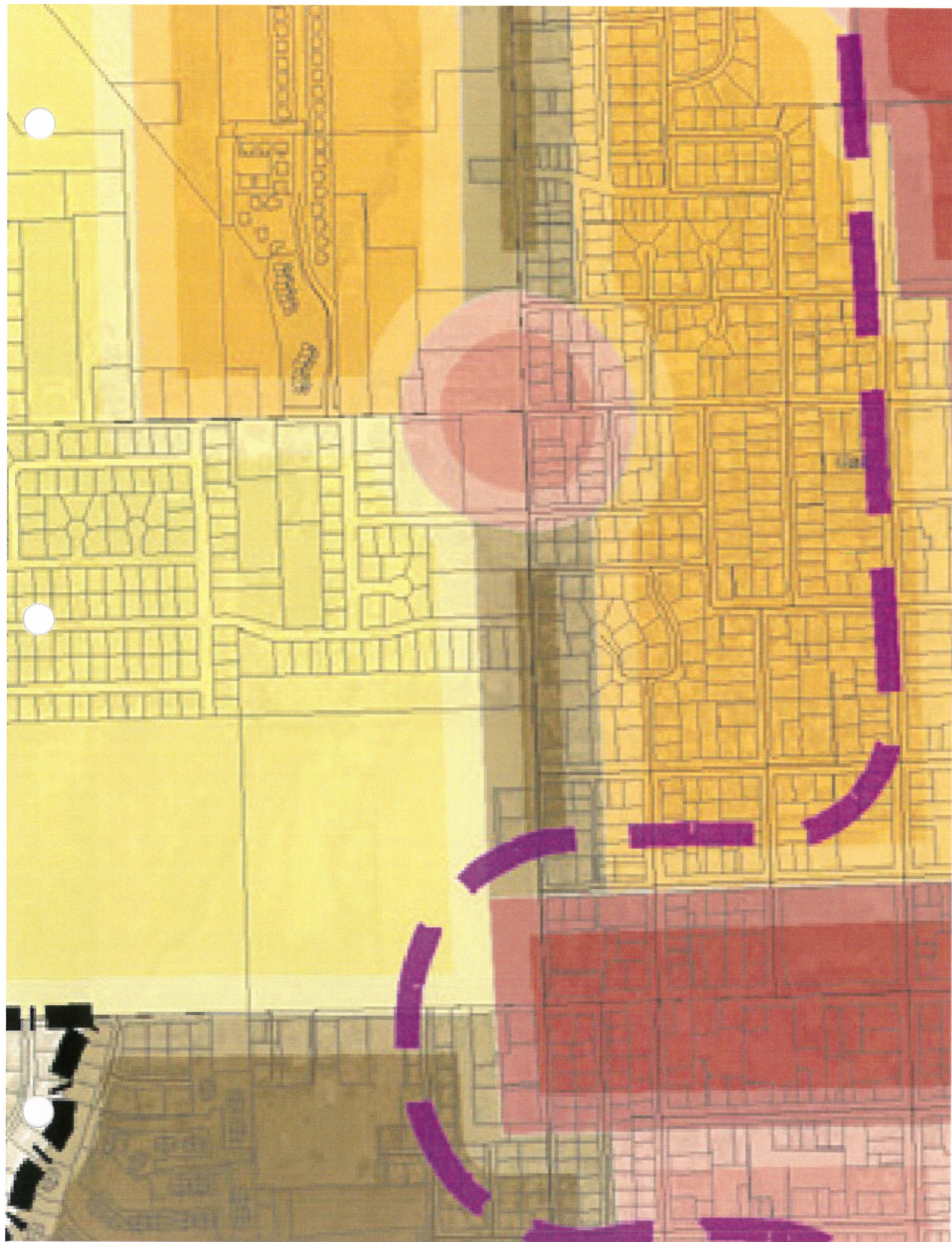
Allen Parker
Assistant City Manager

Area of Proposed
Rezone

500 South

500
West







VERNAL PLANNING COMMISSION STAFF REPORT

ITEM: B2

DATE: 10 July 2015

APPLICATION:	2015-016-SUB (Nick Richins) CONCEPT PLAN		
APPLICANT:	Nick Richins		
LOCATION:	509 South 500 West, 589 South 500 West		
PARCEL	05:054:0008, 05:054:0007	ZONE:	RA-1
NUMBER(S):		ACREAGE:	5.87 Acres

ANALYSIS:

The applicant is requesting concept plan approval of a subdivision, dividing two parcels into six parcels, yielding five parcels at approximately one half acre, and one parcel at approximately two and one half acres. Each of the new parcels meet dimensional and area standards set forth in Vernal City Code. Staff has conducted a full review and found that the submittal is in substantial compliance with Vernal City requirements. This is a concept plan and is designed to give the Planning Commission a chance to review the design before significant amounts of money are expended in engineering.

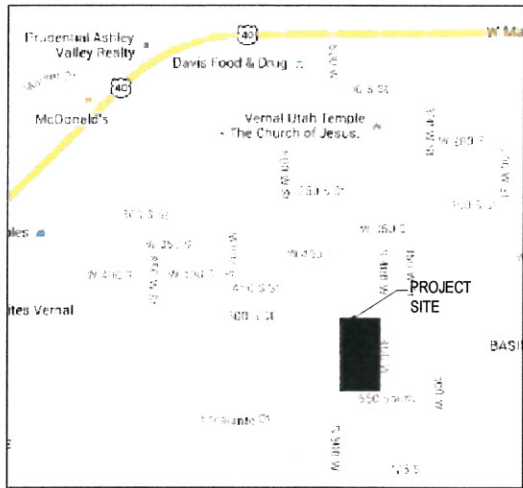
STAFF RECOMMENDATIONS:

This application is in substantial compliance with Vernal City Code and the requirements contained therein. Staff finds that this is an approvable application with the following conditions:

1. Any and all corrections required by staff and/or engineering are made.

A handwritten signature in blue ink, appearing to read "Allen Parker".

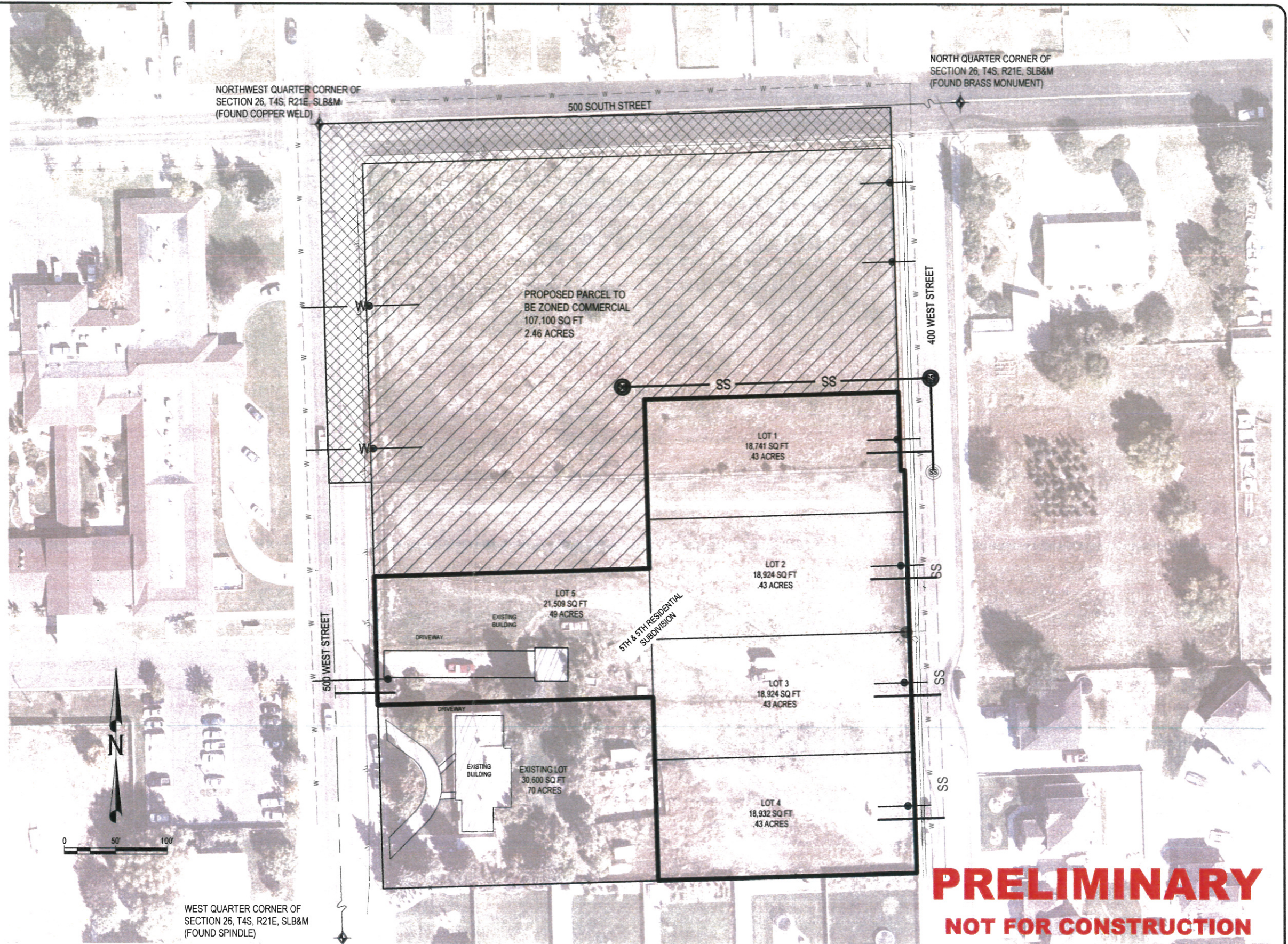
Allen Parker
Assistant City Manager/Planning Director



VICINITY MAP
N.T.S.

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- PROPOSED LOT LINE
- SECTION LINE
- ASPHALT
- CHAIN LINK FENCE
- CONCRETE
- EXISTING WATERLINE
- PROPOSED WATER SERVICE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED DEVELOPMENT LOT
- AREA TO BE DEDICATED TO VERNAL CITY AS ROW



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION

IF THE ABOVE SCALE BAR DOES NOT MEASURE 1 INCH IN LENGTH, DO NOT USE THIS DRAWING FOR SCALING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALED MEASUREMENTS.

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PROJECT NUMBER	14113V
DRAWN BY	
CHECKED BY	
DATE	
SCALE	

CRS CALDWELL
RICHARDS
SORENSEN
ANSWERS TO INFRASTRUCTURE

SALT LAKE CITY OFFICE:
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5TH & 5TH RESIDENTIAL SUBDIVISION
PRELIMINARY LAYOUT
500 SOUTH 500 WEST
VERNAL, UTAH
JULY, 2015

PROJECT NUMBER	14113V
SHEET	1
OF SHEETS	1
SHEET NAME	1

Section 16.04.255 Frontage.

~~All the property fronting on one (1) side of the street between the intersection or intercepting streets or between a street and a right-of-way, waterway, end of dead-end street or political subdivision boundary, measured along the street line. An intercepting street shall determine only boundary of the frontage of the side of the street which it intercepts.~~

A property line along either a public or private right-of-way.

(the width of a lot or parcel abutting a public or private right-of-way measured at the setback line. Sandy City)

(A property line along either: a) a roadway, or b) a permanent access easement to a public street that was of record prior to May 20, 1968, and has been established by a clear chain of title in subsequent recorded deeds. Ada County)

Section 16.04.345 Lot.

A parcel of land occupied or to be occupied by a main building or group of buildings (main ~~and/or~~ accessory) together with such yards, open spaces, lot width and lot area as are required by this title, and having frontage upon a street. ~~Except for group dwellings and a guesthouse, not more than one (1) dwelling structure shall occupy any one (1) lot.~~

Section 16.04.750 Yard.

An open unoccupied space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this title, on the lot on which a building is situated.

Section 16.04.755 Yard, front.

An open space on the same lot with a building, between the front line of the building (exclusive of steps ~~or architectural projections~~) and ~~the front~~ an exterior lot line adjoining and extending across the full width of the lot. The "depth" of the front yard is the minimum distance between the ~~front~~ exterior lot line and front line of the building. The front and rear yard areas shall be on directly opposite sides of the building.

Section 16.04.760 Yard, rear.

An open, unoccupied space on the same lot with a building, between the rear line of the building (exclusive of steps ~~or architectural projections~~) and the rear lot line directly opposite of the front lot line and extending the full width of the lot.

Section 16.04.765 Yard, side.

An open, unoccupied space on the same lot with a building, ~~between the side line of the building~~ (exclusive of steps ~~or architectural projections~~) and the side lot line and extending from the front yard to the rear yard that is not considered part of the front or rear yard.

Section 16.04.233 Explosives Magazine.

Any building, structure or device, other than an explosives manufacturing building, used for the storage of explosives.

Section 16.20.350 Explosives Magazine.

A. The maximum amount of explosive material that may be stored in any single magazine shall be five hundred (500) pounds.

B. The maximum density of magazines shall be two (2) magazines per acre.

C. At the time of application, the applicant shall declare the Department of Transportation (DOT) explosives class and the maximum quantity for each type of explosive that will be stored in the proposed magazine. These quantities shall not be exceeded unless the change is approved by Vernal City.

D. In considering an explosives magazine as a conditional use, the following items shall be evaluated:

1. The proximity to any other facility that stores hazardous materials or regularly has hazardous materials transit the facility, and;
2. The proximity to any land use that regularly attracts densities of people greater than one hundred (100) people per acre, and;
3. The proximity to any zone that permits high density housing or medical uses, and;
4. The proximity to any airport.

Section 16.52.040 Uses.

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in Chapter 16.14 Conditional Uses of this title. Uses designated as "N" will not be allowed in that zone.

USES	I-1 ZONE
Accessory buildings and uses customarily incidental to a permitted use.	P
Amusement enterprises	P
Animal by-products	N
Animal hospital, small animals only and provided conducted within a completely enclosed building.	P
Athletic club	P
Automobile repair including paint, body & fender, brake, muffler, upholstery, or transmission work provided conducted within a completely enclosed building.	P
Auction establishment	P
Billiard parlor	P
Bottling & distributing plant	P
Bowling alley	P
Boxing arena	P

Carpenter & cabinet shop	P
Car wash	P
Chemical products - manufacturing	P
Christmas tree sales	P
Circus, carnival or other transient amusement	P
Coal & fuel sales office	P
Commercial storage units - providing for secured inside storage. Units shall be permanently secured on a foundation or cement flooring	P
Day-care nurseries	N
Drive-Up Window Service	P
Dwellings, except caretaker and located above ground floor	N
Explosives Magazine	C
Farm implement sales	P
Fireworks Stand - temporary	P
Food vendors, temporary	P
Garden supplies & plant material sales	P
Government buildings or uses, non-industrial	P
Greenhouse & nursery, soil and lawn service	P
Hand crafted items, manufacture & retail sales on premises	P
Hotels and motels	C
1. A minimum of 10' landscaped buffer shall be provided around the perimeter of the site. Trees shall be incorporated into the landscaping to provide buffering from industrial sites.	
2. A 6' high solid fence shall be installed along rear and side property lines. In site vision area fences can be stepped down to allow vision of vehicles.	
3. Lighting shall meet Vernal City ordinances.	
4. Parking shall meet requirements of Section 16.28 of the Vernal City municipal code.	
Ice cream manufacture	P
Junkyards / Wrecking yards	C
Kennel	C
Liquor store:	C
1. Shall not be located within 500' of another establishment that sell alcohol.	
2. Shall not be located within 500' of a residence, residential zone, school, church, or park.	
3. Lighting shall meet Vernal City ordinances.	
4. Parking shall meet requirements of Section 16.28 of the Vernal City municipal code.	
5. Shall have State approvals.	
Lodge or social hall	P
Low power radio service antennas - monopole tower	P

Maximum height fifty (50) feet	
Low power radio service antennas - lattice tower	P
Maximum height fifty (50) feet	
Lumber yard	P
Machine shop operations incidental to any permitted use	P
Manufacture of goods retailed on property	P
Manufacturing explosives or explosive products	N
Manufacturing acetylene	N
Manufacturing acid	N
Manufacturing alcohol	N
Manufacturing ammonia	N
Manufacturing celluloid	N
Massage therapy with a State license	P
Metal products - manufacturing	P
Miniature golf	P
Mobile home and manufactured home sales lot, service and caretaker dwelling	P
Monument works and sales	P
Mortuary	P
Museum	P
Nightclub or social hall	C
1. Shall not be located within 500' of another establishment that sells alcohol.	
2. Shall not be located within 500' of any residence, residential zone, school, church, or park.	
3. Lighting shall meet Vernal City ordinances.	
4. Parking shall meet requirements of Section 16.28 of the Vernal City municipal code.	
5. Shall have State approvals.	
Parking large trucks, 28,000 gross vehicle weight, on non-asphalt surfaces	C
1. No retail use on site	
2. Berming required in drainage area	
3. Contain storm water on site	
4. Asphalt approach area	
5. Must have 6" compacted, State specification, road base	
Pet grooming parlor	P
Pharmaceutical products - manufacturing	P
Public utility substations	P
Radio, television or FM broadcasting stations.	P
Reception center or wedding chapel	P
Recreation center	P
Recreational vehicle storage	P

1. Behind a six (6) foot non-see-thru fence.	
2. Storage area be paved with asphalt or concrete.	
Rental agency for home & garden equipment	P
Restaurant	P
Retail, financial, office and personal service establishments provided there is no storage of merchandise or equipment outside of enclosed buildings and further provided that such is not designated as conditional use elsewhere in this chapter.	P
Roofing shop	P
Rubber & plastic products - manufacturing	P
Service station, automobile, excluding painting, body & fender, & upholstery work.	P
Sexually oriented businesses:	C
1. Shall not be located within 600' of any school, public park, library or religious institution.	
2. Shall not be located within 600' of any other sexually oriented business, except out-call services.	
3. Shall not be located within 600' of any residential uses or residential zoning boundary.	
4. Signage shall conform with Section 16.15.040 - signs.	
5. Shall conform with Title 5.72 of the Vernal City municipal code.	
Sheet metal and retinning, provided all operations are conducted within a completely enclosed building.	P
Sign manufacture or sign painting	P
Sign, off-premise	C
Storage, outside, provided such storage area is enclosed within a minimum six (6) foot high non-see-thru buffer, (such as a fence or land berming) to adequately shield the storage area from outside view, provided, however, that a single see-through gate area for ingress and egress no wider than twelve (12) feet may be maintained as part of the fenced area.	C
Tavern	C
1. Shall not be located within 500' of another establishment that sells alcohol.	
2. Shall not be located within 500' of any residence, residential zone, school, church, or park.	
3. Lighting shall meet Vernal City ordinances.	
4. Parking shall meet requirements of Section 16.28 of the Vernal City municipal code.	
5. Shall have State approvals.	
Taxidermist	P
Temporary building for uses incidental to construction work, such building shall be removed upon completion of the construction work.	P
Temporary merchants - short term	P
Temporary merchants - long term	P
Temporary sales event	P

Travel trailer courts	N
Travel trailer or RV sales and service	P
Used car lot	P
Warehouse storage	P
Welding shop	P
Wholesale business	P
Wood & furniture manufacturing	P

§ 555.218 Table of distances for storage of explosive materials.

Quantity of Explosives		Distances in feet							
Pounds over	Pounds not over	Inhabited buildings		Public highways with traffic volume 3000 or fewer vehicles/day		Passenger railways-public highways with traffic volume more than 3,000 vehicles/day		Separation of magazines	
		Barricaded	Unbarricaded	Barricaded	Unbarricaded	Barricaded	Unbarricaded	Barricaded	Unbarricaded
0	5	70	140	30	60	51	102	6	12
5	10	90	180	35	70	64	128	8	16
10	20	110	220	45	90	81	162	10	20
20	30	125	250	50	100	93	186	11	22
30	40	140	280	55	110	103	206	12	24
40	50	150	300	60	120	110	220	14	28
50	75	170	340	70	140	127	254	15	30
75	100	190	380	75	150	139	278	16	32
100	125	200	400	80	160	150	300	18	36
125	150	215	430	85	170	159	318	19	38
150	200	235	470	95	190	175	350	21	42
200	250	255	510	105	210	189	378	23	46
250	300	270	540	110	220	201	402	24	48
300	400	295	590	120	240	221	442	27	54
400	500	320	640	130	260	238	476	29	58
500	600	340	680	135	270	253	506	31	62
600	700	355	710	145	290	266	532	32	64
700	800	375	750	150	300	278	556	33	66
800	900	390	780	155	310	289	578	35	70
900	1,000	400	800	160	320	300	600	36	72
1,000	1,200	425	850	165	330	318	636	39	78
1,200	1,400	450	900	170	340	336	672	41	82
1,400	1,600	470	940	175	350	351	702	43	86
1,600	1,800	490	980	180	360	366	732	44	88
1,800	2,000	505	1,010	185	370	378	756	45	90
2,000	2,500	545	1,090	190	380	408	816	49	98
2,500	3,000	580	1,160	195	390	432	864	52	104
3,000	4,000	635	1,270	210	420	474	948	58	116
4,000	5,000	685	1,370	225	450	513	1,026	61	122
5,000	6,000	730	1,460	235	470	546	1,092	65	130
6,000	7,000	770	1,540	245	490	573	1,146	68	136
7,000	8,000	800	1,600	250	500	600	1,200	72	144
8,000	9,000	835	1,670	255	510	624	1,248	75	150
9,000	10,000	865	1,730	260	520	645	1,290	78	156
10,000	12,000	875	1,750	270	540	687	1,374	82	164
12,000	14,000	885	1,770	275	550	723	1,446	87	174
14,000	16,000	900	1,800	280	560	756	1,512	90	180
16,000	18,000	940	1,880	285	570	786	1,572	94	188
18,000	20,000	975	1,950	290	580	813	1,626	98	196
20,000	25,000	1,055	2,000	315	630	876	1,752	105	210
25,000	30,000	1,130	2,000	340	680	933	1,866	112	224
30,000	35,000	1,205	2,000	360	720	981	1,962	119	238
35,000	40,000	1,275	2,000	380	760	1,026	2,000	124	248
40,000	45,000	1,340	2,000	400	800	1,068	2,000	129	258
45,000	50,000	1,400	2,000	420	840	1,104	2,000	135	270
50,000	55,000	1,460	2,000	440	880	1,140	2,000	140	280
55,000	60,000	1,515	2,000	455	910	1,173	2,000	145	290
60,000	65,000	1,565	2,000	470	940	1,206	2,000	150	300
65,000	70,000	1,610	2,000	485	970	1,236	2,000	155	310
70,000	75,000	1,655	2,000	500	1,000	1,263	2,000	160	320
75,000	80,000	1,695	2,000	510	1,020	1,293	2,000	165	330
80,000	85,000	1,730	2,000	520	1,040	1,317	2,000	170	340
85,000	90,000	1,760	2,000	530	1,060	1,344	2,000	175	350
90,000	95,000	1,790	2,000	540	1,080	1,368	2,000	180	360
95,000	100,000	1,815	2,000	545	1,090	1,392	2,000	185	370
100,000	110,000	1,835	2,000	550	1,100	1,437	2,000	195	390
110,000	120,000	1,855	2,000	555	1,110	1,479	2,000	205	410
120,000	130,000	1,875	2,000	560	1,120	1,521	2,000	215	430
130,000	140,000	1,890	2,000	565	1,130	1,557	2,000	225	450
140,000	150,000	1,900	2,000	570	1,140	1,593	2,000	235	470
150,000	160,000	1,935	2,000	580	1,160	1,629	2,000	245	490
160,000	170,000	1,965	2,000	590	1,180	1,662	2,000	255	510
170,000	180,000	1,990	2,000	600	1,200	1,695	2,000	265	530
180,000	190,000	2,010	2,010	605	1,210	1,725	2,000	275	550
190,000	200,000	2,030	2,030	610	1,220	1,755	2,000	285	570
200,000	210,000	2,055	2,055	620	1,240	1,782	2,000	295	590
210,000	230,000	2,100	2,100	635	1,270	1,836	2,000	315	630
230,000	250,000	2,155	2,155	650	1,300	1,890	2,000	335	670
250,000	275,000	2,215	2,215	670	1,340	1,950	2,000	360	720
275,000	300,000	2,275	2,275	690	1,380	2,000	2,000	385	770

Table: American Table of Distances for Storage of Explosives (December 1910), as Revised and Approved by the Institute of Makers of Explosives—July, 1991.